



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 2400657
Applicant Name : Doug Hannam
Address of Proposal: 4220 Winslow Place North

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one parcel into four unit lots. Proposed lot sizes are: Unit Lot A) 1,314 square feet, Unit Lot B) 1,036 square feet, Unit Lot C) 1,325 square feet; and Unit Lot D) 1,327 square feet. The construction of four townhouse units in two structures has been approved on the site.

The following approval is required:

Short Subdivision - to create four unit lots.
(Chapter 23.24, Seattle Municipal Code).

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS
☐ DNS with conditions
☐ DNS involving non-exempt grading, or demolition, or
involving another agency with jurisdiction.

BACKGROUND DATA

Site & Area Description

The 5,003-square foot site is located on Winslow Place North, on the block bounded by North Motor Place to the north and North 42nd Street to the south. At the site location, Winslow Place North is improved with curb, gutter, and sidewalk. The site was previously developed with a single-family residence that is to be demolished.

The subject property is zoned Residential, Multifamily, Lowrise 2 (L2). The site is not located in any mapped or observed environmentally critical area (ECA).

Development in the immediate area consists of a mix of commercial and residential uses. Property immediately to the north, south, and east of the subject site is zoned Residential, Multifamily, Lowrise 2 (L2); property to the west (across Winslow Place North) is zoned Commercial 1 with a base height of 40 feet (C1-40).

Proposal Description

The proposal is to subdivide one parcel (the “parent lot”) into four unit lots with vehicular access provided via an ingress/egress and utility easement onto Winslow Place North. A recent construction permit approved the demolition of an existing single-family residence and construction of two structures with two townhouse units each (Project #2306445). Parking for each of the four unit lots would be located on the respective lot. The subject of this analysis and decision is only the proposed subdivision of land.

Public Comments

The comment period for this proposal ended on March 10, 2004. Four written comments were received relating to development standards including height and parking. Application of these standards was reviewed under the related construction permit (Project #2306445).

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, no short plat shall be approved unless specific criteria are met. Based on information provided by the applicant, referral comments from the Land Use Plans Examiner, the Drainage Section, the Fire Department, Seattle Public Utilities (City Light and the Water Department), and review by the Land Use Planner, the following findings are made with respect to the above-cited criteria:

1. *Conformance to the applicable Land Use Code provisions;*

The subject property is zoned for multi-family residential use. The lots to be created by this unit subdivision might not individually meet all of the standards of SMC Chapter 23.45 for Lowrise 2 zones including setbacks, density, and structure width and depth. Any future proposed construction must ensure that the development meets applicable standards when considered as a whole.

2. *Adequacy of access for vehicles, utilities, and fire protection, as provided in Section 23.53.005;*

Unit Lots A and B would have vehicular access to Winslow Place North. Unit Lots C and D would have access across Unit Lots A and B to Winslow Place North.

All private utilities are available in this area. Seattle City Light would provide electrical service to the proposed unit lot subdivision. After reviewing the proposal, City Light requires an easement to provide electrical facilities and service to the proposed unit lots (Easement “A” – P.M. #250418-2-026).

The Seattle Fire Department has reviewed and approved the proposed unit lot subdivision design.

Provision for address signage visible from Winslow Place North should be made for proposed Unit Lots C and D.

3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*

This area is served with domestic water, sanitary sewer, and storm drain facilities by the City of Seattle. Availability of service is assured subject to standard conditions of utility extension. The Short Plat application has been reviewed by Seattle Public Utilities, and Water Availability Certificate #2004-0174 was issued on February 23, 2004.

The existing structure is connected to an 8-inch public sanitary sewer (PSS) located in the Winslow Place North right-of-way. This mainline was originally constructed as a combined sewer; therefore, there are likely to be remaining downspout and area drain connections to it. In addition, a 12-inch public storm drain (PSD) is located at the downslope intersection between Winslow Place North and North 42nd Street. The PSD discharges to a Designated Receiving Water.

4. *Whether the public use and interests are served by permitting the proposed division of land;*

The proposed short subdivision is consistent with minimum Land Use Code provisions. The development would have adequate access for vehicles, utilities, and fire protection and would have adequate drainage, water supply, and sanitary sewage disposal. Therefore, the public use and interests would be served by permitting the proposed unit lot subdivision of land. The proposal meets all applicable criteria for approval of a short plat as discussed in this analysis.

5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions, in environmentally critical areas.*

This site is not located in a mapped or otherwise observed environmentally critical area as defined in SMC 25.09.240.

6. *Is designed to maximize the retention of existing trees.*

Under the related construction permit (Project #2306445), the applicant received approval to remove the existing trees and plant seven new trees. The unit lot subdivision would not affect this approval.

7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing.*

Pursuant to SMC 23.24.045(B), sites developed or proposed to be developed with townhouses, cottage housing, clustered housing, or single-family housing may be subdivided into individual nonconforming unit parcels if development as a whole on the parent lot meets applicable Land Use Code development standards. The construction of four townhouse units has been approved on the site; therefore, the site may be unit lot subdivided.

Consistent with SMC 23.24.045(C), additional development of the proposed unit lots may be limited. Subsequent platting actions or additions or modifications to the structure

cannot create or increase any nonconformity of the parent lot. Consistent with SMC 23.24.045(D), access easements and joint use and maintenance agreements should be executed for shared walls on property lines, and driveway and pedestrian access.

The proposed short subdivision conforms to the provisions of SMC 23.24.045 for Unit Lot Subdivisions.

SUMMARY - SHORT SUBDIVISION

This unit lot short subdivision would be provided with adequate vehicular and emergency access and with public and private utilities. Adequate provisions for water supply and sanitary sewage disposal would be provided for each lot, and service is assured subject to standard conditions governing utility extensions. Adequate provisions for drainage control have also been provided.

DECISION - SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED**.

CONDITIONS - SHORT SUBDIVISION

Conditions of Approval Prior to Recording:

The owner(s) and/or responsible party(s) shall:

1. Have final recording documents prepared by or under the supervision of a Washington state licensed land surveyor. Each lot, parcel, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat, and encroachments such as side yard easements, fences or structures shall be shown. Lot areas shall be shown on the plat. All existing structures, principal and accessory, shall be shown on the face of the plat, and their distances to the proposed property lines dimensioned.
2. Submit the final recording forms for approval and any necessary fees.
3. On the face of the plat, include an easement to provide for electrical facilities and service to the proposed lots as required by Seattle City Light (Exhibit "A," Easement P.M. #250418-2-026) on the final documents.
4. On the face of the plat, provide easements or covenants to allow for the proper posting of address signage visible from Winslow Place North for proposed unit lots without street frontage (Unit Lots C and D).

Signature: (signature on file) Date: May 10, 2004
Leslie C. Clark, AICP
Land Use Planner

LCC:bg